



Silverhill, Annan

- Well Presented End Link Bungalow,
- 2 Bedrooms, Shower Room,
- Central Heating, Solar Panels, Double Glazing
- Energy Rating - C.
- Desirable location in heart of Annan, Desirable Location in the Heart of Annan,
- Living Room, Kitchen, Entrance Hall,
- Onsite Parking, Well Established Gardens,

Offers Over £120,000

HUNTERS[®]
HERE TO GET *you* THERE

Silverhill, Annan

DESCRIPTION

A lovingly cared for End Link Bungalow situated in the heart of Annan in a popular residential area a conveniently located within Annan, this property is within ease of access of a wealth of local amenities and excellent transport links. For the A75 is within five minutes drive which provides further access to South West Scotland or over East toward the A74(M) or the M6. Contact Hunters today!

The bungalow is deceptively spacious briefly comprising of Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. The property is benefiting from Central Heating, Solar Panels, Double Glazing, Ample Driveway, Onsite Driveway, Well Established and Low Maintenance Garden.

A viewing is imperative to fully appreciate the property and the location.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CS022

Viewing

Please contact our Hunters Office on 01387 245 898 you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

